

128.A

0001

0302.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

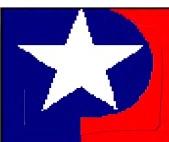
603,800 / 603,800

USE VALUE:

603,800 / 603,800

ASSESSED:

603,800 / 603,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

**OWNERSHIP**

Owner 1:	JIMENEZ MICHAEL	Unit #:	302
Owner 2:	BARMAKIAN DEANNA M		
Owner 3:			

Street 1: 1 SCHOOL STREET #302

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: HONKANEN PETER D -

Owner 2: HONKANEN WEI MING HUANG -

Street 1: 1 SCHOOL STREET #302

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1680 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6043																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	603,800			603,800		137275
							GIS Ref
							GIS Ref
							Insp Date
							11/13/17

PREVIOUS ASSESSMENT								Parcel ID	128.A-0001-0302.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	603,800	0	.	.	603,800		Year end	12/23/2021
2021	102	FV	595,300	0	.	.	595,300		Year End Roll	12/10/2020
2020	102	FV	578,100	0	.	.	578,100	578,100	Year End Roll	12/18/2019
2019	102	FV	526,700	0	.	.	526,700	526,700	Year End Roll	1/3/2019
2018	102	FV	434,100	0	.	.	434,100	434,100	Year End Roll	12/20/2017
2017	102	FV	403,200	0	.	.	403,200	403,200	Year End Roll	1/3/2017
2016	102	FV	498,100	0	.	.	498,100	498,100	Year End	1/4/2016
2015	102	FV	400,400	0	.	.	400,400	400,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
HONKANEN PETER	35375-349		4/30/2002			385,000	No	No									
HAWKINS DAVID/E	28520-58		4/30/1998			221,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/13/2017		Measured								DGM		D Mann											
5/6/2000										197		PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 7 - Condo Garden				Full Bath: 2	Rating: Average			641-3501, Building Number 1.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																
Frame: 2 - Steel				1/2 Bath:	Rating:																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																	
Roof Cover: 2 - Slate				Kits: 1	Rating: Average																
Color: BRICK				A Kits:	Rating:																
View / Desir: N - NONE				Frl:	Rating:																
<b>GENERAL INFORMATION</b>								WSFlue:				Rating:									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																	
Year Blt: 1925	Eff Yr Blt:			Location: F - Front																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact:	.	Floor: 2 - 2nd Floor																	
Const Mod:				% Own: 2.051000118																	
Lump Sum Adj:				Name: 28 - 6043																	
<b>INTERIOR INFORMATION</b>								<b>DEPRECIATION</b>				<b>REMODELING</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	24. %			No Unit	RMS	BRS	FL	<b>RES BREAKDOWN</b>									
Prim Int Wal: 2 - Plaster				Functional:		%		1	5	2	0										
Sec Int Wall:		%		Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 4 - Carpet				Override:		%															
Sec Floors:		%		Total:	24.5 %																
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>									
Subfloor:				Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>								
Bsmnt Gar:				Size Adj.: 0.85714287																	
Electric: 3 - Typical				Const Adj.: 1.10301948																	
Insulation: 2 - Typical				Adj \$ / SQ: 307.270																	
Int vs Ext: S				Other Features: 43088																	
Heat Fuel: 3 - Electric				Grade Factor: 1.10																	
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.29999995																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 799801																	
% Com Wal	% Sprinkled			Depreciation: 195951																	
				Deprecated Total: 603849				WtAv\$/SQ:	AvRate:	Ind.Val											
								Juris. Factor:		Before Depr:	439.40										
								Special Features: 0		Val/Su Net:	359.40										
								Final Total: 603800		Val/Su SzAd:	359.40										
<b>MOBILE HOME</b>								Serial #:		Year:		Color:		<b>IMAGE</b>							
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 128.A-0001-0302.0								<b>AssessPro Patriot Properties, Inc</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									